

04422/22 1007307488/2022



अभिषेक पश्चिम बंगाल WEST BENGAL

H 544400

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this documents.

District Sub-Registrar  
Howrah

16.6.22

16 JUN 2022

### DEED OF CONVEYANCE

Mouza - Duillya, P.S. - Sankrail, District - Howrah  
Market value of the property is Rs. 93,62,000/-

THIS DEED OF CONVEYANCE is made on this 3<sup>rd</sup> day of June, 2022 (Two thousand Twenty Two).

T. Chandra  
Adv.



321 02/6/22

SL. NO. DATE

VALUE 5000 RUPEES PAISE

NAME Bimal Developers

ADDRESS Durgam Park, Howrah

STAMP VENDOR - SOUMYA BANERJEE  
CIVIL COURT, HOWRAH



Mohan Kumar Naha

4900

BIMAL DEVELOPERS

Mohan Kumar Naha  
Partner

4901

BIMAL DEVELOPERS

Sanjay Kumar Naha  
Partner

4902



District Sub-Registrar-II  
Howrah

3 JUN 2022

Sanjay Kumar Chatterjee

BETWEEN

1) **PRADYOT KUMAR CHATTERJEE** (PAN - ADLPC9533G, Aadhaar No. 5757 2288 7137), 2) **PRANAB KUMAR CHATTERJEE** (PAN - ADLPC9532H, Aadhaar No. 7896 1458 6812), both sons of Late Kishori Mohan Chatterjee @ Kishori Mohan Chattopadhyay, both by faith Hindu, Indian Citizen, by occupation retired, both are residing at Village Duillya, Pakurtala, P.O. Duillya, P.S. Sankrail, District Howrah, Pin 711302, hereinafter called the "VENDORS / OWNERS" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, successors, successors-in-interest, administrators, legal representatives and assigns) of the **ONE PART.**

AND

**BIMAL DEVELOPERS** (PAN - AAUFB1751B), one Partnership Firm having its registered office at Village and Post Duillya Pakurtala, P.S. Sankrail, District Howrah, Pin 711302, West Bengal, being represented by its Partners  
1) **MR. MOHAN KUMAR NAHA** (PAN - ABRPN3068K, Aadhaar No. 8561 1333 0574), 2) **MR. SOHAN CHANDRA NAHA** (PAN -

*T. Chandra Adv.*



ABRPN3070H, Aadhaar No. 5353 2335 5407), both sons of Late Bimal Chandra Naha, both by faith Hindu, Indian Citizen, both by occupation Business, both are residing at Village Duillya, Pakurtala, P.O. Duillya, P.S. Sankrail, District Howrah, Pin 711302, hereinafter called the "**PURCHASER**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, successors, successors-in-interest, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS ALL THAT piece and parcel of Bastu land measuring little more or less 05 Cottah 13 Chittak 30 Sq. ft. along with one commercial pucca structure measuring about 100 Sq. ft. standing thereon situated within R.S. Dag No. 923 corresponding to L.R. Dag No. 928 under R.S. Khatian No. 1555, L.R. Khatian Nos. 7695 & 7694, under Mouza and Gram, Panchayet Duillya, J.L. No. 35, P.S. Sankrail, District Howrah, Pin 711302 within the jurisdiction of D.S.R. Howrah, A.D.S.R. Ranihati, West Bengal, which is morefully and particularly described in the Schedule herein

T. Chandra  
Adv.

Contd. ... 4

below and also demarcated with 'RED' colour border in the annexed Deed Plan, which is the part and parcel of this Deed of Conveyance, hereinafter referred to as the 'SAID PROPERTY' is the subject matter of this Deed of Conveyance.

AND WHEREAS Umarani Chatterjee, wife of Kishori Mohan Chatterjee, the mother of the present Owners/Vendors purchased at first 39½ Satak Danga land and thereafter 4½ Satak Danga/Bastu land, in total 44 Satak Danga land situated within R.S. Dag No. 923, R.S. Khatian No. 1555, within Mouza Duillya, P.S. Sankrail, District Howrah along with all easement rights on and over the attached road, culvert, drain etc. for a valuable consideration from Panch Kari Khanra, Dwijendra Nath Khanra, both sons of Late Rampada Khanra and Astabala Dashi, wife of Late Rampada Khanra, all of Duillya, P.S. Sankrail, District Howrah by virtue of two separate registered Deed of Sale (Bengali Kobala) vide Book No. I, Being No. 389 for the year 1961 and Book No. I, Being No. 1462 for the year 1961 respectively and both of the Deeds registered at Howrah District Registry Office on 10.02.1961 and 12.05.1961 respectively.

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Adv.

AND WHEREAS after purchase the said total 44 Satak Danga land said Umarani Chatterjee duly mutated her name in Record of Rights and subsequently got L.R. Khatian No. 449 and paid rent and taxes to the appropriate authorities and seized and possessed the said total property and enjoyed the same as an absolute owner and possessor.

AND WHEREAS during seized and possessed the above noted total property said Umarani Chatterjee died intestate on 10.12.2009 leaving behind her husband Kishori Mohan Chatterjee, who subsequently died on 04.12.2012, and two sons, the Owners/Vendors herein and as such the Owners/Vendors herein jointly inherited the said total property measuring about 44 Satak Danga land in R.S. Dag No. 923 as the only legal heirs and successors of deceased Umarani Chatterjee and Kishori Mohan Chatterjee.

AND WHEREAS the Owners/Vendors herein become the joint owners and possessors of the said 44 Satak Danga land according to Hindu Succession Act and duly mutated their names in L.R. Record of Rights and got L.R. Khatian Nos.

T. Chandra  
Adv.



7695 & 7694 respectively in L.R. Dag No. 928 measuring about 22 Satak land each within Mouza & Gram Panchayet Duillya, J.L. No. 35, P.S. Sankrail, District Howrah, Pin 711302 and subsequently the Owners/Vendors sold demarcated area of Danga land measuring about 04 Cottah out of total 44 Satak Danga land to the present Purchaser on 04.02.2022 vide Deed No. I-051301749/2022 and the Owners/Vendors thereafter duly converted the said Schedule noted property and change of classification of land from 'Danga' to "Commercial Bastu" land vide Memo No. X/S-29/500/1(2) SANK/2022 and Memo No. X/S-29/499/1(2) SANK/2022 vide both order dated 26.04.2022 of the B.L. & L.R.O., Sankrail, Howrah and duly paid rent and taxes before the concerned authorities and peacefully seized and possessed the said property without any interruption from any corner having all right to sale alienate transfer whatsoever.

AND WHEREAS the Vendors/Owners agreed with the Purchaser to sale the above noted and Schedule mentioned property for a total consideration of Rs. **93,62,000/- (Rupees**

*T. Chandra Adv.*

**Ninety Three lakh Sixty Two thousand)** only and the Purchaser agreed to purchase the Schedule mentioned property measuring about **05 Cottah 13 Chittak 30 Sq. ft.** along with one commercial pucca structure measuring about 100 Sq. ft. standing thereon together with all easement rights on and over the adjacent road, common passage and common drain situated within R.S. Dag No. 923 corresponding to L.R. Dag No. 928 under R.S. Khatian No. 1555, L.R. Khatian Nos. 7695 & 7694 under Mouza and Gram Panchayet Duillya, J.L. No. 35, P.S. Sankrail, District Howrah, West Bengal for the said consideration amount.

NOW THIS INDENTURE WITNESSETH AND BOTH THE PARTIES AGREED as follows:-

- 1) In consideration of the purchase price of Rs.93,62,000/- (Rupees Ninety Three lakh Sixty Two thousand) only paid by the Purchaser to the Vendors by cash, cheque and through NEFT as per Memo of Consideration mentioned below the said receipt of which the Vendors hereto acknowledge, the said Vendors grant and convey unto and to the use of the said Purchaser, ALL THAT the

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piece and parcel of Mokorari Mourashi Bastu land measuring about **05 Cottah 13 Chitttak 30 Sq. ft.** along with one commercial pucca structure measuring about 100 Sq. ft. standing thereon, morefully described in the Schedule hereunder written together with all courtyards, areas, sewers, drains, water ways paths privileges easements appurtenant whatsoever to the said Commercial Bastu land belonging to in any way appertaining to or usually held or enjoyed therewith or reported to belong to or be appurtenant thereto free from all encumbrances, mortgages, charges, lien and lispence whatsoever. The property hereby transferred is shown and delineated by 'RED' colour border in the annexed Deed, Plan, treating the same as a part of this Deed. TO HAVE AND TO HOLD the hereditaments and property, hereby granted and conveyed and transferred absolutely unto and to the use of the said Purchaser, its executors, administrators and assigns forever AND the said Vendors doth hereby for themselves, declare that they are seized and possessed of and have not in any

— T. Chandra Adv.

way encumbered the property purported to be conveyed by this Deed of Conveyance and that the said Purchaser, its executors, administrators and assigns shall and may at all times peacefully and quietly possess and enjoy the said hereditaments and property and receive rents and profits and use according to its choice thereof without interruption claim or demand whatsoever from or by the said Vendors or any person or persons lawfully or equitably claim from under or in trust for him and that the said Vendors shall and will and for all times to come at the request and cost of the said Purchaser, its executors, administrators or assigns do or execute or cause to be done or executed all such, acts, deeds and things whatsoever for further and more perfectly assuring the title of the Purchaser to the said hereditaments and property/land or any part thereof and the Vendors further covenant that if it transpires that the property hereby conveyed by the Vendors are not free from encumbrances as herein below stated by them, the Vendors, their heirs, executors, administrators

T. Gaudreault  
Adv.



and assigns shall be bound to make good any loss sustained by the Purchaser, its assigns, administrators, successors etc. and it is further declared that the Vendors have not done anything by which the said property may be subjected to any attachment, charges, liens, trust, claim or proceedings in any manner whatsoever or the Schedule noted property is not any Debattor property or the said property has not been acquired by the Government AND the Vendors hereby convey their full consent for mutation of the said property in favour of the Purchaser in all respect for such mutation of its name every where and hereby according to their share i.e. before local Gram Panchayet and Settlement Office of Govt. of West Bengal or any other competent authorities etc. The Vendors hereby give peaceful possession of the said Schedule mentioned property hereby sold, conveyed and transferred in favour of the Purchaser this day. It is declared by the Vendors that they shall have no claim and right, title and

← T. Chandra  
Adv.

- 5) That the Purchaser shall deduct income tax at source from the aforesaid consideration at applicable rate of 1.00% of the total consideration amount of Rs. 93,62,000/- in accordance with the provisions of the Income Tax Act 1961 and shall forthwith arrange to deposit the same with the Competent Authorities for credit to the PAN of the Vendors.
- 6) That due to old age, the Vendor No. 1 can not able to sign his name and as such execute and registered this Deed of Conveyance by putting his LTI on this Deed and documents.

#### **SCHEDULE OF THE PROPERTY**

ALL THAT piece and parcel of Mokorari Mourashi Bastu land measuring about **05 (Five) Cottah 13 (Thirteen) Chitttak 30 (Thirty) Sq. ft.** along with one commercial pucca structure measuring about 100 Sq. ft. standing thereon together with all easement rights on and over the adjacent road, common passage and common drain

← Thandra  
Adv.



comprising with R.S. Dag No. 923 corresponding to L.R. Dag No. 928 under R.S. Khatian No. 1555, L.R. Khatian Nos. 7695 & 7694 under Mouza and Gram Panchayet Duillya, J.L. No. 35, P.S. Sankrail, District Howrah, Pin 711302, West Bengal within the jurisdiction of D.S.R. Howrah and A.D.S.R. Ranihati, which is shown and delineated by 'RED' Colour Border in the annexed Deed Plan treating the same as a part of this Deed is the property in this Deed of Conveyance which is butted and bounded as follows:

- On the North : Mouja Puillya, J.L. No. 11.
- On the South : High Drain, Culvert then 30 ft. wide Andul Road.
- On the East : Vendor's property in R.S. Dag No. 923(P).
- On the West : Property of Bimal Developers (the Purchaser), part of R.S. Dag No. 923.

T. Chandra.  
Adv.

IN WITNESS WHEREOF the Parties of this Deed of Conveyance have put their respective signature on this day, month and year first above written.

**WITNESSES :-**

- 1) Goutam Adhikary,  
Vill & PO - Daitlya,  
Howrah - 711302.

LTI of Pradyot Kumar Chatterjee  
by the pen of Mithu Chatterjee

Pradyot Kumar Chatterjee  
Signature/LTI of the Vendors

- 2) S. W. S. D. I.  
H. S. S. C. I.

BIMAL DEVELOPERS  
Mohan Kumar Naha  
Partner

BIMAL DEVELOPERS  
Sehan Chandra Naha  
Partner

- 3) Mithu Chatterjee  
Read over Draft by me and  
prepared in my office.  
Indipte Chandra.

Signature of the Purchaser

Advocate  
Enrol No. WB/1145/2001

Typed by : Palash Koley

**MEMO OF CONSIDERATION**

RECEIVED a sum of Rs. 93,62,000/- (Rupees Ninety Three lakh Sixty Two thousand) only from the above named Purchaser in presence of witnesses as total consideration amount as follows:



<u>Date</u>	<u>Mode of Payment</u>	<u>Bank's Name</u>	<u>Amount</u>
03.02.22	cash	—	Rs. 1,86,310/-
04.02.22	954815	S.B.I., Mahiari Br.	Rs. 1,00,000/-
04.02.22	954816	S.B.I., Mahiari Br.	Rs. 1,00,000/-
04.04.22	954857	S.B.I., Mahiari Br.	Rs. 3,00,000/-
04.04.22	954856	S.B.I., Mahiari Br.	Rs. 3,00,000/-
28.04.22	379908	Indian Bank, Andul	Rs. 5,00,000/-
28.04.22	379909	Indian Bank, Andul	Rs. 5,00,000/-
19.05.22	384947	S.B.I. (NEFT)	Rs. 10,00,000/-
19.05.22	384948	S.B.I. (NEFT)	Rs. 10,00,000/-
23.05.22	384951	S.B.I. (NEFT)	Rs. 5,00,000/-
23.05.22	384952	S.B.I. (NEFT)	Rs. 2,50,000/-
23.05.22	384953	S.B.I. (NEFT)	Rs. 2,50,000/-
23.05.22	375115	Canara Bank (NEFT)	Rs. 7,50,000/-
23.05.22	375116	Canara Bank (NEFT)	Rs. 7,50,000/-
01.06.22	375119	Canara Bank (NEFT)	Rs. 13,44,690/-
01.06.22	375120	Canara Bank (NEFT)	Rs. 13,44,690/-
03.06.22	cash	—	Rs. 1,86,310/-
<b>Total</b>			<b>Rs. 93,62,000/-</b>

**WITNESSES :-**

1) S. Sande  
Honor Com



LTI of Pradyot Kumar Chatterjee  
by the pen of Mitha Chatterjee

Pradyot Kumar Chatterjee

Signature of the Vendors

2) Goutam Adhikary.

(3) Mitha Chatterjee

# DEED PLAN

AT PART OF DAG NO. R.S.- 923, L.R.- 928, KHATAN NO. L.R.7695 & 7694, J.L. NO.35, MOUZA-DUILLYA, P.S. SANKRAIL. DIST.-HOWRAH.  
SCALE:1" =32'-0"

VENDOR : (1).SRI PRANAB KUMAR CHATTERJEE,  
(2). SRI PRADYOT KUMAR CHATTERJEE.

VENDEE : BIMAL DEVELOPERS

PARTNER: (1). MOHAN KUMAR NAHA . (2). SOHAN CHANDRA NAHA

AREA OF LAND = 5 KA. - 13 CH. - 30 SFT.

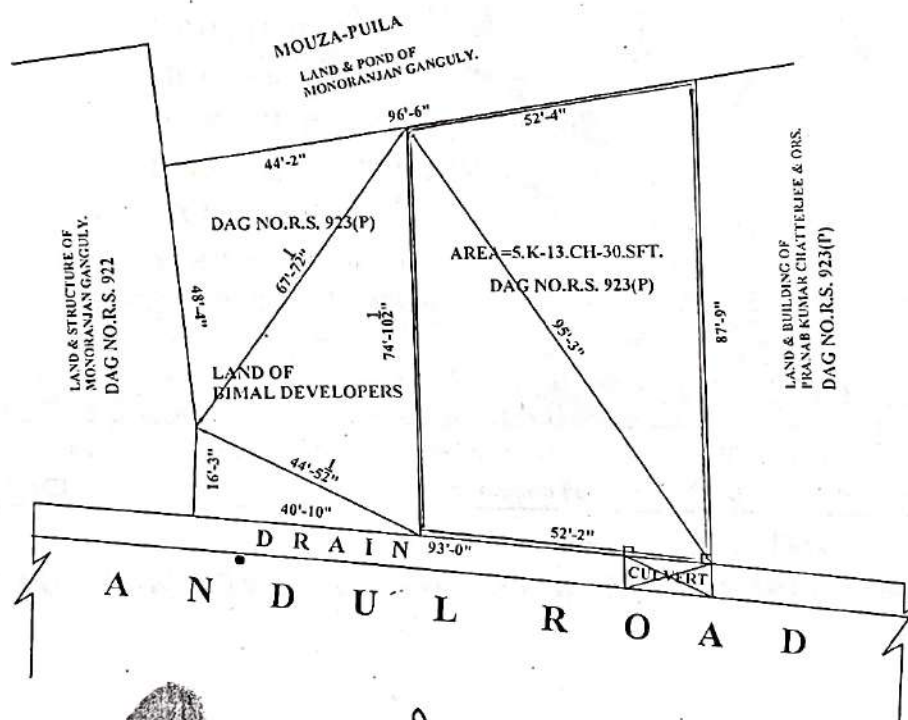


BIMAL DEVELOPERS

Mohan Kumar Naha  
Partner

BIMAL DEVELOPERS

Sohan Chandra Naha  
Partner



LTI of Pradyot Kumar Chatterjee  
by the pen of Mithu Chatterjee

*[Signature]*

N. K. SANTRA  
Civil Engineer  
Vill + P.O.- Duilya, P.S.- Sankrail  
Howrah

*[Signature]*  
Pranab Kumar Chatterjee

DRAWN BY:  
N.K.SANTRA





Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192022230046884531 Payment Mode: Online Payment  
GRN Date: 09/06/2022 22:11:53 Bank/Gateway: State Bank of India  
BRN: CKT9106074 BRN Date: 09/06/2022 22:12:40  
Payment Status: Successful Payment Ref. No: 2001657180/4/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Bimal Developers  
Address: Duillya Pakurtala Sankrail, Howrah-711302  
Mobile: 7980346706  
Depositor Status: Buyer/Claimants  
Query No: 2001657180  
Applicant's Name: Mr Tridipta Chandra  
Address: D.S.R. - II HOWRAH  
Office Name: D.S.R. - II HOWRAH  
Identification No: 2001657180/4/2022  
Remarks: Sale, Sale Document Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001657180/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	275880
2	2001657180/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	93666
Total				369546


IN WORDS: THREE LAKH SIXTY NINE THOUSAND FIVE HUNDRED FORTY SIX ONLY.




# FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Mohan Kumar Naha

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Soken Chand Naha


	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature \_\_\_\_\_

LTI of Pradyot Kumar Chatterjee by the peon of Milk Chatterjee



# FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Pranab Kumar Chatterjee

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature \_\_\_\_\_

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature \_\_\_\_\_




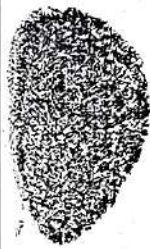




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - II HOWRAH, District Name :Howrah




Signature / LTI Sheet of Query No/Year 05132001657180/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Pradyot Kumar Chatterjee Village- duillya Pakurtala, Village:- Duillya, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302	Seller			LTI of Pradyot Kumar Chatterjee by the pen of Pradyot Chatterjee 03/06/22
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Mohan Kumar Naha Village- Duillya, Pakurtala, City:- Not Specified, P.O:- Duillya, P.S:-Sankrail, District:- Howrah, West Bengal, India, PIN:- 711302	Representative of Buyer [Bimal Developers]			Mohan Kumar Naha 03/06/2022
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Sohan Chandra Naha Village- Duillya, Pakurtala, City:- Not Specified, P.O:- Duillya, P.S:-Sankrail, District:- Howrah, West Bengal, India, PIN:- 711302	Representative of Buyer [Bimal Developers]			Sohan chandra Naha 3/06/22



**I. Signature of the Person(s) admitting the Execution at Private Residence.**

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Pranab Kumar Chatterjee Village- Duillya, Pakurtala, Village:- Duillya, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302	Seller			Pranab Kumar Chatterjee 03/06/22
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sandip Nandi Son of Mr S Nandi Howrah Court, City:- Not Specified, P.O:- Howrah, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN:- 711101	Mr Pradyot Kumar Chatterjee, Mr Mohan Kumar Naha, Mr Sohan Chandra Naha, Mr Pranab Kumar Chatterjee			S. Nandi

(Panchali Munshi)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
II HOWRAH  
Howrah, West Bengal

## Major Information of the Deed

No :	I-0513-07488/2022	Date of Registration	16/06/2022
Deed No / Year	0513-2001657180/2022	Office where deed is registered	
Deed Date	02/06/2022 5:29:47 PM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Tridipta Chandra Howrah Court,Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 7980346706, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 93,62,000/-	Rs. 93,62,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,80,880/- (Article:23)	Rs. 93,666/- (Article:A(1), E)		
Remarks			

### Land Details :

District: Howrah, P.S:- Sankrail, Gram Panchayat: DUILYA, Mouza: Dulya, JI No: 35, Pin Code : 711302

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-928 (RS :-)	LR-7695	Bastu	Bastu	2 Katha 14 Chatak 37.5 Sq Ft	40,00,000/-	40,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-928 (RS :-)	LR-7694	Bastu	Bastu	2 Katha 14 Chatak 37.5 Sq Ft	40,00,000/-	40,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>9.6594Dec</b>	<b>80,00,000 /-</b>	<b>80,00,000 /-</b>	
		<b>Grand Total :</b>			<b>9.6594Dec</b>	<b>80,00,000 /-</b>	<b>80,00,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	13,62,000/-	13,62,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
	<b>Total :</b>	<b>100 sq ft</b>	<b>13,62,000 /-</b>	<b>13,62,000 /-</b>	



ails :

Name, Address, Photo, Finger print and Signature

**Mr Pradyot Kumar Chatterjee**

Son of Late Kishori Mohan Chatterjee Village- Duillya, Pakurtala, Village:- Duillya, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx3G, Aadhaar No: 57xxxxxxxx7137, Status :Individual, Executed by: Self, Date of Execution: 03/06/2022

, Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/06/2022

, Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence

**2 Mr Pranab Kumar Chatterjee**

Son of Late Kishori Mohan Chatterjee Village- Duillya, Pakurtala, Village:- Duillya, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx2H, Aadhaar No: 78xxxxxxxx6812, Status :Individual, Executed by: Self, Date of Execution: 03/06/2022

, Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/06/2022

, Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence

**Buyer Details :**

SI No	Name, Address, Photo, Finger print and Signature
1	<b>Bimal Developers</b> Village Duillya, Pakurtala, City:- Not Specified, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 , PAN No.:: AAxxxxxx1B, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name, Address, Photo, Finger print and Signature
1	<b>Mr Mohan Kumar Naha (Presentant )</b> Son of Late Bimal Chandra Naha Village- Duillya, Pakurtala, City:- Not Specified, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx8K, Aadhaar No: 85xxxxxxxx0574 Status : Representative, Representative of : Bimal Developers (as Partner)
2	<b>Mr Sohan Chandra Naha</b> Son of Late Bimal Chndra Naha Village- Duillya, Pakurtala, City:- Not Specified, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx0H, Aadhaar No: 53xxxxxxxx5407 Status : Representative, Representative of : Bimal Developers (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sandip Nandi</b> Son of Mr S Nandi Howrah Court, City:- Not Specified, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101			

Identifier Of Mr Pradyot Kumar Chatterjee, Mr Mohan Kumar Naha, Mr Sohan Chandra Naha, Mr Pranab Kumar Chatterjee

**property for L1**

From	To. with area (Name-Area)
Mr Pradyot Kumar Chatterjee	Bimal Developers-2.41484 Dec
Mr Pranab Kumar Chatterjee	Bimal Developers-2.41484 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Pradyot Kumar Chatterjee	Bimal Developers-2.41484 Dec
2	Mr Pranab Kumar Chatterjee	Bimal Developers-2.41484 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Pradyot Kumar Chatterjee	Bimal Developers-50.00000000 Sq Ft
2	Mr Pranab Kumar Chatterjee	Bimal Developers-50.00000000 Sq Ft

**Land Details as per Land Record**

District: Howrah, P.S:- Sankrail, Gram Panchayat: DUILYA, Mouza: Duilya, JI No: 35, Pin Code : 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 928, LR Khatian No:- 7695	Owner: প্রদ্যুত কুমার চ্যাটার্জী, Gurdian: কিশোরী মোহন চট্টোপাধ্যায়, Address: দুইল্যা নজরুল পল্লী দুইল্যা, সাঁকরাইল, হাওড়া, Classification: ডাঙ্গা, Area: 0.19000000 Acre,	Mr Pradyot Kumar Chatterjee
L2	LR Plot No:- 928, LR Khatian No:- 7694	Owner: প্রনব কুমার চ্যাটার্জী, Gurdian: কিশোরী মোহন চট্টোপাধ্যায়, Address: দুইল্যা নজরুল পল্লী, সাঁকরাইল, হাওড়া, Classification: ডাঙ্গা, Area: 0.18000000 Acre,	Mr Pranab Kumar Chatterjee



2022

Registration(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17:29 hrs on 03-06-2022, at the Private residence by Mr Mohan Kumar Naha ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 93,62,000/-

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )

Execution is admitted on 03/06/2022 by 1. Mr Pradyot Kumar Chatterjee, Son of Late Kishori Mohan Chatterjee, Village-duillya Pakurtala, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Retired Person, 2. Mr Pranab Kumar Chatterjee, Son of Late Kishori Mohan Chatterjee, Village-Duillya, Pakurtala, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Retired Person

Indetified by Mr Sandip Nandi, , , Son of Mr S Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]

Execution is admitted on 03-06-2022 by Mr Mohan Kumar Naha, Partner, Bimal Developers (Partnership Firm), Village Duillya, Pakurtala, City:- Not Specified, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Indetified by Mr Sandip Nandi, , , Son of Mr S Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 03-06-2022 by Mr Sohan Chandra Naha, Partner, Bimal Developers (Partnership Firm), Village Duillya, Pakurtala, City:- Not Specified, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Indetified by Mr Sandip Nandi, , , Son of Mr S Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

*Panchali Munshi*

Panchali Munshi

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II HOWRAH

Howrah, West Bengal

On 16-06-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 93,666/- ( A(1) = Rs 93,620/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 93,666/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/06/2022 10:12PM with Govt. Ref. No: 192022230046884531 on 09-06-2022, Amount Rs: 93,666/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT9106074 on 09-06-2022, Head of Account 0030-03-104-001-16

**Stamp Duty**

Stamp Duty payable for this document is Rs. 2,80,880/- and Stamp Duty paid by Stamp Rs. 2,75,880/-  
Stamp: Type: Impressed, Serial no 321, Amount: Rs.5,000/-, Date of Purchase: 02/06/2022, Vendor name: S  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/06/2022 10:12PM with Govt. Ref. No: 192022230046884531 on 09-06-2022, Amount Rs: 2,75,880/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKT9106074 on 09-06-2022, Head of Account 0030-02-103-003-02

*Panchali Munshi*

**Panchali Munshi**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II HOWRAH**  
**Howrah, West Bengal**



of Registration under section 60 and Rule 69.

red in Book - I

ne number 0513-2022, Page from 234348 to 234377  
ing No 051307488 for the year 2022.



Digitally signed by Panchali Munshi  
Date: 2022.06.17 16:15:44 +05:30  
Reason: Digital Signing of Deed.

*Panchali Munshi*

(Panchali Munshi) 2022/06/17 04:15:44 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
West Bengal.

(This document is digitally signed.)